COMM 20 FT W AND 796.78 FT S
OF NE COR OF NE1/4 OF SE1/4,
RUN W 140 FT FOR POB, RUN S

BLACK WILLIAM L JR/BLACK KIM M
376 SW BRODERICK DRIVE
LAKE CITY, FL 32025

2027

35-4S-16-03281-003

BUILDING CHARACTERISTICS

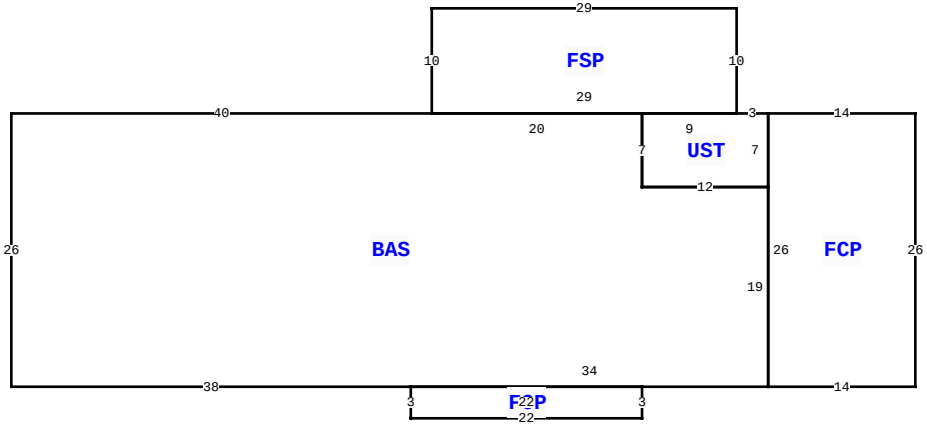
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100		1,788	169,395
FCP	364	25		91	8,621
FOP	66	30		20	1,895
FSP	290	40		116	10,990
UST	84	45		38	3,600
TOTALS	2,592			2,053	194,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	114.8400	126.32	259,335	1976	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 1788 HX Base Yr



227 SW LUNSFORD TER, LAKE CITY

BLD DATE		LGL DATE	04/15/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	14	28	392.00	UT	7.50	7.50	100	0	0	3	100	2,940	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,501
TOTAL MARKET OB/XF VALUE	3,940
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	210,441
SOH/AGL Deduction	0
ASSESSED VALUE	210,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,441
TOTAL JUST VALUE	210,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0623	9/28/2012	WD	U	I	12	79,000
GRANTOR: RBC BANK/ PNC BANK						
GRANTEE: WILLIAM L JR & KIM						
1228/1616	10/19/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (VENTU						
GRANTEE: RBC BANK (USA)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E38 FOP= S3 E22N3 W22$ E34 FCP= E14 N26 W14 S26$ N19 UST= N7 W3 FSP= N10 W29 S10 E29$ W9 S7 E12$ W12 N7 W20$.

LAND DESCRIPTION

TOTAL OB/XF 3,940

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	16,000.00	24,000.00	12,000							

REVIEW DATE 01/22/2026 BY KS Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS